

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: **13904**
 MEPA Analyst **Aisling Eglinton**
 Phone: 617-626-**1024**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Washington Hills		
Street: Washington Street		
Municipality: Holliston	Watershed: Charles	
Universal Tranverse Mercator Coordinates:	Latitude: 42°10'31" Longitude: 71°27'42"	
Estimated commencement date: Spring 2008	Estimated completion date: Summer 2011	
Approximate cost: \$20,000,000	Status of project design: 100 %complete	
Proponent: Pulte Homes of New England LLC.		
Street: 115 Flanders Road, Suite 200		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matt Leidner		
Firm/Agency: Marchionda & Associates	Street: 62 Montvale Avenue	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: (781)438-6121	Fax: (781)438-9654	E-mail: n/a

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 - a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

**Planning Board Special Permit, Conservation Commission Order of Conditions,
Board of Health Approval, MHD access permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions (Only if local OOC appealed) <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit (MHD) <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Conservation & Management Permit
Total site acreage	48.7			
New acres of land altered		21.4 +/-		
Acres of impervious area	0	6.3 +/-	6.3 +/-	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	150,000 (+/-)	150,000 (+/-)	
Number of housing units	0	66	66	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	450	450	
Parking spaces	0	274	274	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	9,900	9,900	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	9,900	9,900	
Length of water/sewer mains (in miles)	0	¾ (+/-)	¾ (+/-)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Estimated & Priority habitat of rare species) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) Over the past several years, the Town of Holliston has worked to formulate a zoning bylaw to permit the development of age restricted (55+) housing to satisfy the needs of the present and future inhabitants of the Town of Holliston for senior residential dwelling units. As a result, the Town of Holliston designated a Senior Residential Development (SRD) zoning district of which the subject site was one of the first areas designated as part of the district. Under the SRD zoning the Holliston Planning Board is authorized to grant a Special Permit for an SRD community.

Washington Hills is a proposed SRD on a 49-acre site located off Washington Street in Holliston. The community will include 66 housing units consisting of two, three, four, and five-unit townhouses. The proponent is Pulte Homes of New England LLC., a nationally respected homebuilder with extensive age-restricted residential development experience in Massachusetts.

The proponent recognizes the environmental resources which exist throughout portions of the site and has consulted with environmental professionals to ensure that the proposed design maximizes the protection of these resource areas. The layout will leave more than half of the site undisturbed and in its natural state. In this regard, the project will protect approximately 25 acres of land (over half of the site) in perpetuity under a Conservation Restriction, far exceeding the minimum open space requirements of the Holliston Zoning By-Laws. The project will require no disturbance to any bordering vegetated wetlands, bank resource areas, or vernal pools. However, since a small portion of the work lies within the 100-foot buffer zone to wetlands, a Notice of Intent has been filed with the Holliston Conservation Commission for review and approval. In addition to preserving wetland resource areas, the project will preserve a significant portion of the upland areas of the site due to the "cluster" style of the development.

continued...

PROJECT DESCRIPTION

(a) continued... A portion of the project site is mapped as Estimated and Priority Habitat in the most recent edition of the Massachusetts Natural Heritage Atlas for the 4-toed salamander. The proponent has worked closely with the Natural Heritage & Endangered Species Program (NHESP) of the Massachusetts Department of Fish & Wildlife, the agency having jurisdiction over this habitat area, throughout the design process to ensure that any potential impacts to the habitat area are minimized.

As a result, the project requires no land disturbance in any of the on-site breeding habitat of the 4-toed salamander, which was delineated as part of the NHESP review process. However, due to the proximity of the habitat area to the project, a Conservation and Management permit will be required from NHESP in order to construct the project. The proponent has already begun the application process for a Conservation and Management permit and will continue to work with NHESP throughout the process.

This project is expected to have minimal impact on municipal services and will result in a net benefit to the Town of Holliston. In addition to being age-restricted (which will minimize any impact on local schools), the on-site roadways and utilities will be privately owned and maintained and sewer service will be provided by an on-site subsurface disposal system, which will also be privately owned and maintained. While the project will be supplied by the existing municipal water system, an assessment of the system has demonstrated that sufficient capacity exists to support this project.

All types of transportation facilities are expected to perform satisfactorily. The proponent hired a traffic engineering firm to assess the impact of the project with respect to existing traffic patterns and levels of service. Based on the most conservative design conditions, projected levels of service will remain sufficient and the stopping sight distance along Washington Street will exceed the applicable requirements. Site driveways (though private) have been designed to meet the width, grade, and construction standards provided in the town's regulations governing subdivisions. The site has been designed with an internal network of sidewalks to encourage walking throughout the development. In addition, this project will include direct access to the Holliston portion of the Upper Charles Trail Project, a future "rails-to-trails" project that bisects the project site. This will offer access to approximately 20 miles of non-motorized use trails connecting the towns of Holliston, Sherborn, Milford, Hopkinton, and Ashland.

(b) Project design alternatives were evaluated with a view to maximize protection of the environment, including wetland resource areas and 4-toed salamander habitat, and to preserve open spaces. Since the underlying zoning is *Industrial* under Holliston's zoning bylaw, the other development alternative for the site would be an industrial use. Under the provisions for industrial development under the zoning bylaw, the site would be subject to a more environmentally intensive development under an industrial use. In addition, developing the site for an industrial use would not address Holliston's need and desire to create senior residential dwelling units.

(c) Based on the scope of this project, on-site mitigation measures include stormwater management and habitat-related mitigation under the NHESP review process. Stormwater mitigation will be provided to compensate for the increased runoff due to the proposed development, in accordance with DEP's stormwater standards and the Town of Holliston's stormwater standards, which are even more restrictive than DEP's standards.

With respect to the NHESP review process, the proponent has committed to providing on-site mitigation in the form of a Conservation Restriction to preserve in perpetuity all of the on-site delineated 4-toed salamander breeding habitat and significant areas bordering the breeding habitat. Other on-site mitigation will include replanting on portions of the site and appropriate rare-species signage, the details of which are currently being worked out with NHESP. Off-site mitigation will be provided in the form of a monetary contribution to NHESP, to be utilized at NHESP's discretion toward protecting other important habitat areas throughout the state.